

## LAKESIDE COMMUNITY PLANNING GROUP MINUTES

October 21, 2009

**Members present:** G. Barnard, A. Botter, J. Bugbee, L. Carlson, R. Clegg, G. Inverso, T. Medvitz, R. Smith, P. Sprecco, B. Turner, M. Turvey

**Members excused:** W. Allen, E. Bakeer, C. Enniss, L. Strom

**Public present:** 13

1. **Call to order:** 7:00 p.m.
2. **Pledge of Allegiance**
3. **Approval of minutes:** October 7, 2009. G. Barnard motion to approve. T. Medvitz  
2<sup>nd</sup> Vote 11-0-0-4

4. **Administrative items/Announcements.**

R. Smith said the Planning Commission now has one way telephone service, the number is 866-356-7389. identification no. 9209146# to hear the Planning Commission, they will also be on the internet shortly. Also, there will be a free composting and manure management workshop on Saturday, Nov. 7th. At 1:00 to 3:00 p.m. at 10631 Ashwood St. He also said the Lindo Lake County Park will be having a ribbon cutting for the exercise equipment on Thurs. Oct. 29 at 2:00 p.m.. D. Jacob plans to attend. A. Botter said the skateboarders are already chipping the paint off of this equipment, this park really needs a skateboard park.

5. **Open Forum.**

Botter said if anyone notices any streetlights that are not working they should report it because we pay for these streetlights whether they are working or not.

6. **Public Hearing.**

**A. Presentation/Discussion items.**

1. Proposal to Consolidate County Sanitation Districts. DPW. Dan Bergender and Jeff Bosley with DPW presenting information. There are nine sewer districts, eight active, one not yet active, propose to consolidate into one. Will be more efficient and it will make all of the rates the same. They will take to Board of Supervisors December 9 and then to LAFCO, hopefully will be ready in April.

2. Proposal to convert the existing Barnmaster property at 10124 Channel Road into a concrete batch plant facility. Mark Swenson proponent for owner said the batch plant would fit into the existing building and they would be asking for a site plan waiver. R. Smith said this is in the USDRIP area which allows manufacturing processes therefore it is a usable use in that area and in accordance with the redevelopment plan the only question is if it would qualify for a waiver. G. Barnard said this is a perfect site for a batch plant the only question he had was the outside storage of cement. He was told the silo would be inside the building. Dixie Lansdowne expressed some concern regarding its proximity to the town center but

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R. Smith said it will be totally enclosed. J. Shackelford asked for some assurance that the outdoor equipment storage be screened. R. Smith said the truck storage will be under the Riverway Plan Design Guidelines. The hours of operation will be from 6:00 a.m. to 5:00 p.m.

**B. Proposed Publicly Initiated Action. None**

**C. Proposed Privately Initiated Action.**

1. SPA 09-001, TM 5563, REZ 09-004. Specific Plan Amendment, Rezone and Tentative Map for Phase II of the Greenhills Ranch Specific Plan. The project is located at the north terminus of Adlai Rd. between Lake Jennings Park Rd. and Lakeview Rd. R. Smith said this is only on the agenda for discussion. LCPG will not take an action tonight. This is 100 acres that became a specific planning area in 1986. Phase I has already been approved and the lots have been graded but not built. Dick Grabhorn representing owner gave a presentation on this project. After considerable discussion with planning group members, public (about 15) and the proponents, the group voted 11-0-0-4 to continue the hearing.

One recurring issue was raised by almost everyone who spoke. That is the need to improve Adlai Rd. to at least private road standards from the project to East Lakeview. The Lakeside Community Planning Group has requested this from every infill project over the past ten years that uses Adlai. Each project has been conditioned on it's own impacts to Adlai, never on the cumulative impacts. The traffic study for Greenhills Ranch apparently indicates no impact to Adlai other than a slight line of site correction at Adlai and East Lakeview. The cumulative impacts from this project will bring Adlai to its breaking point.

Other issues raised were offsite drainage, safe access to properties surrounded by the project, the use of variable setbacks and the ability to park a car in the driveway.

**7. Subcommittee reports as required.**

**8. Adjournment, 8:51 p.m.** Our next meeting will be November 4, 2009 at 7:00 p.m.